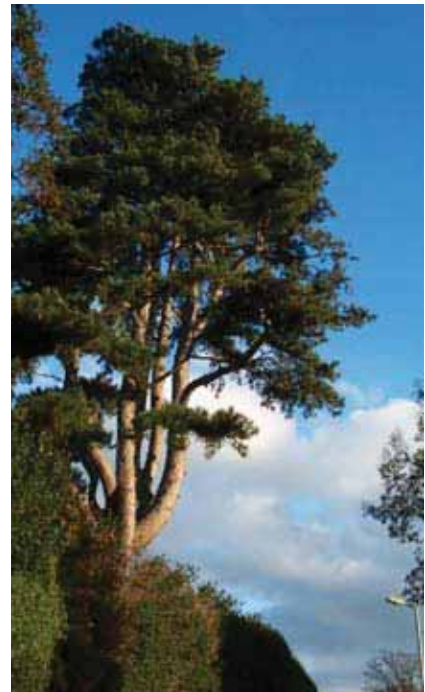


Conservation Area Appraisal

Planning Guidance for Owners, Occupiers and
Developers



Ford

July 2006

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INTRODUCTION

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to determine which parts of their area are **“areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance, and shall designate those areas as Conservation Areas.”**

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications. It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area.

The Appraisal takes the form of written text and an Appraisal map. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

Ford Conservation Area was designated on April 27th, 1981, with a boundary change approved on July 10th, 2006. It covers an area of 26 hectares. The Conservation Area is bounded by the solid green line on the Map (Appendix 3) and comprises the majority of older buildings in the village together with areas of landscape to the south and west which contribute to its setting.

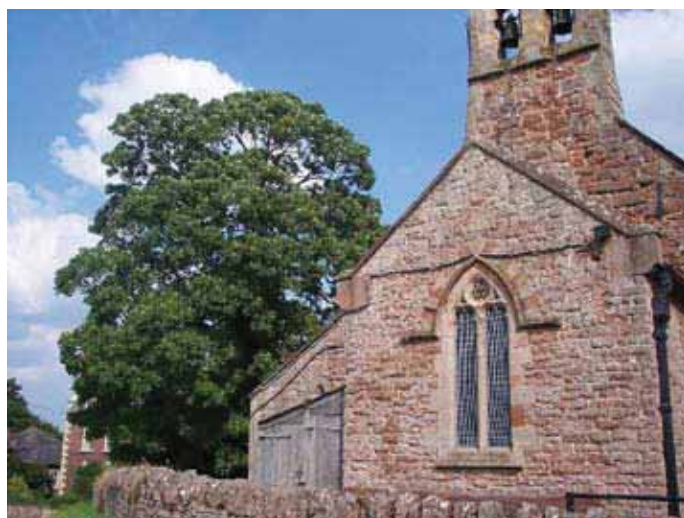
This appraisal of the Ford Conservation Area follows its review in 2005 by Shrewsbury and Atcham Borough Council and explains what its designation means for those who live and work in the area.

LOCATION AND POPULATION

Ford is located about 5 miles to the west of Shrewsbury on the A458 Shrewsbury to Welshpool road (turnpiked in 1758), in the Parish of Ford. The Parish boundary follows the River Sever to the north but elsewhere makes use of no natural features. The western side of the Parish follows the Welshpool road northwards along the boundary between the former common fields of Ford and Benthall Common. The eastern boundary follows the irregular pattern of field boundaries and railway embankments. The boundary runs from the River Sever to Chavel and down to Sascott in the south. The southern boundary also follows the pattern of the field boundaries north of the B4386 Roman Road between Ford Heath and Bucks Coppice.

The Conservation Area is characterised by several large houses and farmsteads set within a gently undulating landscape centred on the meandering course of the Cardeston Brook.

The population of Ford Parish is 833 (2001 census).



ORIGINS AND DEVELOPMENT

Prehistoric and Romano-British Activity

Prehistoric activity within Ford is evidenced by cropmarks visible on aerial photographs. Probably the earliest of these cropmarks is a group of ring ditches forming an arc which runs across the southern part of the settlement. Ring ditches usually represent the remains of ploughed down burial mounds of early Bronze Age date (c.2300 – 1400 BC). Circular cropmarks are formed by the infilled quarry ditch surrounding the ploughed down burial mound, which produces marks in ripening crops that are visible from the air.

Later prehistoric activity in the vicinity of the village is more certainly attested by a number of rectilinear cropmark enclosures, of a type which have been demonstrated by excavation to represent the remains of Iron Age or Romano-British farmsteads.

The name "Ford" likely refers to the crossing of the Cardeston Brook by the Shrewsbury to Welshpool road south of the present village at Welshman's Ford. From 1283 to 1807 the place was often referred to as Fordesham, perhaps differentiating between the manor (Fordesham) and the township (Ford).

The Medieval and Post Medieval Period

In 1066, the manor of Ford lay within Rhiwset Hundred; later in the Medieval period it replaced

Alberbury as the caput of the Hundred, and was renamed Ford Hundred. The Hundred extended from the River Severn in the north to the Breiddens and the Long Mountain in the west and the foothills of the Stiperstones in the south, and was bounded by the Liberties of Shrewsbury to the east.

Before 1066, the manor was held by Edwin, Earl of Mercia (c1062 - c1071) and was valued at £9. The manor had 14 outliers in 1086, which probably included Ford (Fordesham), Arscott, Cruckmeole, Cruckton, Edge, Lea, Marton, Newnham, Plealey, Pontesford, Sascott, and Sibberscote. Benthall and Polmere were merged with Ford after 1102, and Little Shrawardine had become a member of the manor by 1308. After Edwin's death in 1071, his lands were given to Roger of Montgomery, Earl of Shrewsbury, and at the time of the Domesday Survey in 1086, Ford was held directly by Earl Roger. The manor then comprised 15 hides and 10 ploughs, with 20 male and 6 female slaves in lordship, and 50 villagers and 14 small holders with a further 29 ploughs. The estate also included a mill and half a fishery. After the rebellion of Earl Roger's son and heir, Robert de Belleme, in 1101, the manor was forfeited to the Crown, and was later granted in 1155 to Reginald de Dunstanvil, Earl of Cornwall.

In 1308 there were 37 tenants recorded in the township, but by 1601 this number had dropped to 20; moreover, none of the tenant families recorded in the 14th Century still held land there in 1601.

The boundaries of the modern Parish of Ford do not correspond with the ancient township. It originally included a large part of Alberbury to the west, though the western boundary was redefined in 1846. To the south there was until 1884 a small isolated part of Ford parish lying in Cruckton.

The older part of the village is centred on a crossroads and a stone bridge, built in 1856, which spans the Cardeston Brook. The present distribution of houses in the village appears to preserve the





Ford circa 1890

ancient pattern of settlement. They are grouped in two distinct areas separated by the brook. One group of houses stands near the Church and along the road to Little Shrawardine, and the other group, to the east of the brook, stand on New Street and Portway.

The Church of St Michael (photo below) occupies the highest spot in the village on the top of a ridge of sand and gravel known as Catshill. It was first recorded in 1221, and was altered in the 14th and 19th Centuries, being enlarged and partly rebuilt in 1875 by Edward Haycock of Shrewsbury. Haycock's work included the replacement of doors and windows, the north aisle arcade, and fixtures including box pews, pulpit and a reading desk, and cost £1,400. The Church is built in the local stone, squared and coursed Alberbury breccia and red sandstone rubble with grey sandstone dressings under a clay plain tile roof.



The Church is grade II listed and has a 15th Century hammer-beam roof. Also of interest is the reredos

(the structure behind and above the altar) which is made up from 17th Century panelling and some early 16th Century carved pieces, possibly Flemish in origin.



The only surviving medieval house left in the village stands on New Street and is known as Oak Cottage (above). This 15th Century Grade II listed house is timber framed with a cruck construction. It comprises a two bay former cruck hall with a first floor inserted probably in the late 16th Century. There is a storeyed solar wing at the east end and although the house is much altered, its origins are still evident.

Seventeenth Century Ford

Before the period of expansion and prosperity in the 18th Century the village would likely have been characterised by small cottages in large garden plots. Timber framed buildings would likely have prevailed, a surviving example being Brook House (top left, page 5). This Grade II listed timber frame



building dates from the mid to late 17th Century but was altered significantly in the 19th and 20th Centuries. Brook House was reputedly the home of the Ambler family before Ford House (east elevation below, west elevation bottom) was built adjacent.



Eighteenth Century Ford

Ford clearly prospered in the early 18th Century as there are a number of good quality houses and farmsteads within the Conservation Area which date from this period. Adjoining the Church stands Ford House and Ford Mansion, former residences of



the Ambler and Waring families. Ford House, to the east of the Church, was built in 1730. This Grade II* listed building is built in red brick with stone dressings, has a modillion cornice and a double depth layout. It is a well preserved example of a small, early 18th Century house and is the centre of a group including a terrace to the east and stables and barn to the north.



The brick dovecote, coach house, and barn are also of 18th Century origin. The forecourt wall of mellow red brick with a chamfered red sandstone coping provides an important contribution to the character of the area.

Mansion House (photos above and below) is 17th Century in origin though much of the surviving fabric dates to 1779. It was built in brick with sandstone dressings for the Waring family and has an L-shaped plan.

The gentrification of this farmhouse is perhaps best appreciated from the east elevation which stands in an imposing position opposite the churchyard. The house is a good example of a rural version of the fashionable Classical Revival style. To the rear, the architecture has a less formal vernacular character,



and here the earlier origins of the house are more evident.

There is known to have been a house on the site of Ford Hall (photo below) in 1665. The present house was built in 1729 for George Calcott. It is constructed in brick with painted walls and a hipped clay plain tile roof and was further altered and extended circa 1800 and in the late 19th Century. This later work includes the brick and timber gabled porch, the canted ground floor bay windows and the eaves dormer windows.



19th Century Ford

In the 19th Century, the village boasted two smithies and a wheelwright's shop situated along the Welshpool Road, and a village shop; there were also four shoemakers, a tailor, a carpenter, and a butcher. A Sunday School had been established by 1817, and was replaced by a National School in 1873.

The remaining houses in the west of the village are built of stone or brick, none of which appear to have been built before the late 18th Century. Most of these properties occupy ancient sites of houses



that stood there in 1813, before the dispersal of the larger copyhold estates and the consequent increase in the number of cottages and smallholdings in the village. Only two properties are known to have been built on undeveloped sites in the early 19th Century - Clifton House and Georgian House (now Green Bank) built in 1822.

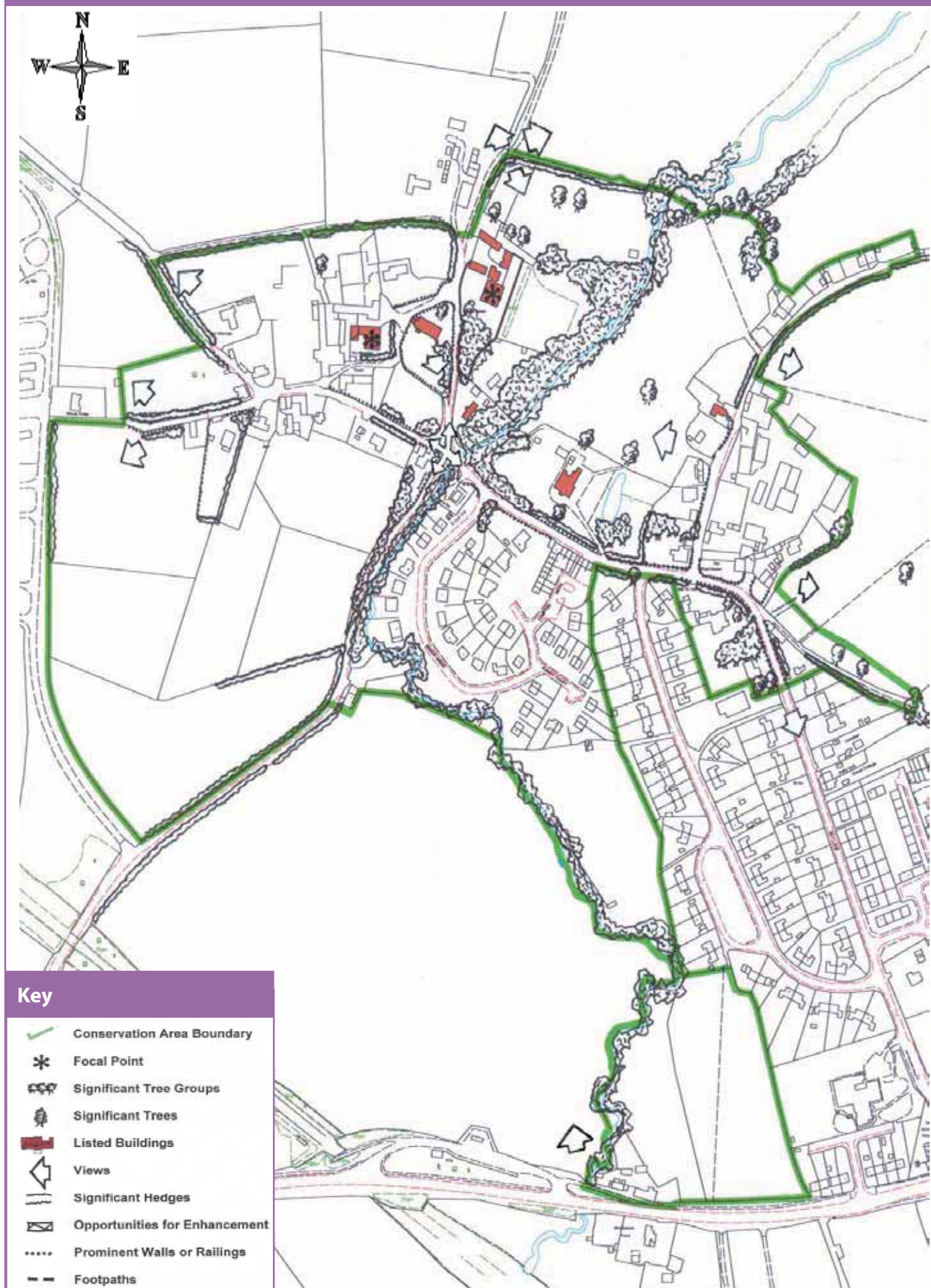
20th Century Ford



Most of the 20th Century development in Ford lies outside the boundary of the Conservation Area. In 1945, The Leasowes was developed by the local authority although most of these houses are now owner occupied, and in 1996 Quail Ridge, a development of about 50 houses was provided to the east of the village. The most significant development of the 20th Century within the village is Manor Crest (above), a scheme providing about 50 houses built in 1991. It is clear that the design of this development acknowledges the rural character of the Conservation Area both in terms of the materials, density, scale and layout. Within the Conservation Area the only other development of any significance is the Mansion House Farm scheme (below) . This development includes former farm



MAP 1: PRINCIPAL FEATURES OF INTEREST IN FORD



buildings to Mansion House Farm, now converted to dwellings. Two new dwellings have also been provided, their character very much informed by the adjacent agricultural buildings with parapeted gables, limited fenestration and no chimneys.

FORM AND LAYOUT

The character of the village is informed as much by the landscape and natural features as by built development. At its heart is the Church of St Michael occupying an elevated site within a churchyard bound by a rubble stone wall. Within the Conservation Area the development is at a low density. It is characterised by houses, cottages, outbuildings and farms set within garden plots bounded by hedges or walls of stone or brick.



Ford is served by narrow single track lanes, some of which terminate or return south to join the A458 Welshpool Road. Consequently there is little through traffic and the area has a tranquil quality.

The Conservation Area can be divided into three parts. Land to the north west of the brook centred on the Church is characterised by the mature landscaped and parkland setting of Ford House, the open space of the churchyard, the cottages adjacent to the brook and the farm buildings of Mansion House farm. The second area lies to the south east of the brook and includes Ford Hall, set within mature gardens bound by tall hedges. Open grazing land rises up towards the long curve of New Street on the ridge above the valley. New Street, which originally led to Preston Montford, has a variety of cottages and small houses to the

west side and the complex of buildings which form Lower Farm to the east. Many of the houses have two storey outbuildings which are a distinctive feature of the village and point towards its origins as an agricultural community. To the south there is the Vicarage and former Post Office, both 19th Century and both now in residential use. The third part of the Conservation Area includes areas of landscape that extend to the south west of the village, east of Cardeston Brook. This green swathe contributes positively to the setting of the village and includes the residential development at Manor Crest at the site of Bank Farm.

ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL

Perhaps the area of greatest archaeological significance lies around the 13th Century foundation of the Church. Prior to the Norman Conquest the site may have been used by Saxon settlers for religious purposes, although no evidence for this has emerged so far. The cropmark remains of a probable Bronze Age ring ditch and field system south of Ford also warrant further investigation.

ARCHITECTURAL AND HISTORIC QUALITIES

Ford is a good example of a small rural village of medieval origin whose form, layout and overall size were well established by the early 17th Century and which remains largely unchanged. The most significant group of buildings is centred on the Church of St Michael and includes Ford House



and Mansion House as described above, but other cottages and outbuildings also help particularly to form the character of Ford.

Contribution made by Listed Buildings

There are 14 listed buildings and structures in the village, dating mainly from the early 18th Century. They include Ford House and Mansion House, listed as being of outstanding interest (grade II*). The remainder are grade II listed.



One of the most significant listed buildings is the Church of St Michael, which occupies a prominent location to the north. In addition to the Church, the churchyard, gates and gate piers form a pleasing focal point when viewed from the bridge. This pair of cast iron gates with intersecting panel tracery in the perpendicular style were given by Sir Baldwin Leighton of Loton Park in 1861 on condition that the inhabitants of Cardeston and of Ford-in-Alberbury might be buried in the churchyard. This agreement was revoked in 1876 although the gates remain and are listed grade II.



Ford House and its outbuildings (photos above and below) make a significant contribution to the character of the Conservation Area. In addition to the house, the barn, stable block and dovecote are listed. These early 18th Century outbuildings are of brick with plain tiled roofs. The barn and wall form two sides of a service courtyard to the north west of Ford House. The stable block conveys an air of gentility with its sandstone parapeted gables and balanced elevations which suggest a rather grand treatment.



Prevailing Materials and Local Details

In villages throughout Shropshire the predominant method of construction, and consequently the main architectural features, have been determined by locally available materials. In Ford, buildings are typically of brick, Cardeston stone, and some timber framing. Roofing materials include tile and slate. There is some use of decorative bargeboards and heavy timber eaves cornices. Sash and timber or leaded casement windows are prevalent. Many of the historic buildings have large chimneystacks.



Contribution made by Key Unlisted Buildings

The contribution made by key unlisted buildings is significant as they help to establish homogeneity within the village through the use of traditional fenestration and local building materials such as local brick, stone or timber and Welsh slate. These buildings include Brookside (below), The Old Vicarage (lower photo) and The Post Office. In some cases, however, the impact of these buildings has been undermined through the introduction of inappropriate UPVC doors or windows.



General Features and other Characteristics

Boundary treatments often dominate the character and appearance and are often the main features of the street scene. In order to ensure that the character of an area is maintained and not eroded by incongruous features, it is important that the most appropriate type of boundary treatment is used. The type of boundary treatment chosen should reinforce the existing character of the area and reproduce the predominant boundary type in that locality.



Much of Ford's special interest is derived from its origins as a village serving an agricultural community. The significance of this in terms of the built environment is that the village has a legacy of storage or workshop buildings associated with many of the cottages and smaller houses. Many of these buildings are one and a half storeys in height, built of brick or stone, and situated in prominent locations, such as along boundaries (top right).



The most common boundary treatment in Ford is stone with some brick. Many of these walls are augmented by varying amounts and types of vegetation. There are examples of metal estate fencing in the village which enables views to key green spaces within the Conservation Area.

Another particular feature of Ford is the number of



footpaths and bridleways which run through and radiate out from the periphery of the Conservation Area. These single-track walkways are often bounded on both sides by mature hedgerows. The footpath which runs across the culvert from New Street to the east of Ford House and along the rear of the Church is a particularly attractive attribute.

The village lies on a gravel terrace overlooking

CHARACTER OF SETTING AND TOPOGRAPHY

the River Severn to the north, and the main A458 Shrewsbury to Welshpool Trunk Road runs just to the south of the village. The rolling fields bound by mature mixed thorn hedgerows to the south of the village, though not all part of the Conservation Area, contribute positively to its setting. The Cardeston Brook meanders through the village from west to east in a valley that creates a sense of enclosure and intimacy. There is little built development along the course of the brook which is crossed by public footpaths between New Street and land adjacent to Ford House.



The Conservation Area is bounded to the north, south and west by agricultural land. These open fields form the foreground to the village as it is approached from the surrounding area, by road or on foot, giving Ford a rural setting.

Significance of Spaces

The open spaces within the Conservation Area include the extensive grounds to Ford House and Ford Hall, the churchyard and the grazing pasture between New Street and Ford House. These areas of undeveloped land are crucial to the setting of the listed buildings in the Conservation Area. The area of undulating pasture land to the front of Ford House is a particularly important characteristic of Ford. It provides a sense of space and helps to maintain the soft boundary that exists between village and countryside. These areas of



undeveloped land permit excellent views both in to and out of the Conservation Area as they allow the countryside to penetrate and break up the pattern of the settlement.

The chief views are indicated on Map 1 on page 7. As outlined in local policy HE8, the Council will seek to preserve important views and areas of open space that are significant in relation to the setting of the Conservation Area (see Appendix 1-Policies).

Contribution made by Trees



The importance of trees, hedges and shrubs within the Conservation Area should not be overlooked. Whether for their aesthetic value such as foliage, fruit or shape or for practical reasons (for example providing shade, shelter, screening, enclosure or privacy) the use of flora helps to enhance and thus create a pleasant neighbourhood. Trees, hedges and shrubs that contribute to the character of the area are identified on Map 1.

The contribution made by trees within the Conservation Area is moderate, due to a lack of

mature indigenous trees in much of the village. However, large individual specimens and handsome groups are to be found in the grounds of Ford House and Ford Hall. There is also a splendid pair of Yews, which form a natural arch over the gateway to the Church. The Cardeston Brook is lined with trees throughout its length.



Extent of Loss, Intrusion or Damage

Intrusion in the form of new development within the Conservation Area has been effectively regulated since designation in 1981. Several conversions of properties are sympathetic to the character of the village through their considered use of materials, architectural details and vernacular features. Significant development, however, has occurred elsewhere in the village and largely fails to reflect the local context, both in form and design. This is particularly true of the development at Quail Ridge. The impact of further development should be carefully assessed before being approved.

There is a minor problem of visual clutter within the Ford Conservation Area. It is a policy of the Council to discourage the incidence of satellite dishes prominently sited on the front elevation of properties within Conservation Areas. In common with many local villages, the telephone poles and electricity wires they support are quite intrusive. This is especially the case in Ford where they run across areas of open land. Ideally these should be run underground, though it is recognised that in such a small village, the cost may be prohibitive. The position of the Borough Council in respect to overhead wires is noted in Appendix 1 below.



The original Conservation Area boundary stretched into the fields south of the village but used no existing physical features to define it. A new Conservation Area boundary was approved by the Borough Council in 2006, with the boundary being moved north east as far as the brook running south below the Manor Crest development. The brook is a

more suitable physical feature to use to define the Conservation Area. It must be noted that any development adjacent to the Conservation Area would be subject to the same degree of scrutiny and control as development within it.

NEUTRAL AREAS AND OPPORTUNITIES FOR ENHANCEMENT

Landscape proposals

The character and setting of Ford may be improved through the execution of environmental works to various features within the Conservation Area. In particular the pumping station situated east of the central brook crossing occupies a principal position within the settlement but it is felt that it would benefit from light planting to its boundary as the current treatment is inappropriate for this part of the Conservation Area.

Redundant Buildings

There is currently a minor problem within the Ford Conservation Area regarding redundant buildings. Some of the agricultural buildings to Lower Farm on New Street constitute opportunities for enhancement. In the event of any of these buildings falling into disuse, conversion of traditional buildings should be considered as sympathetically as possible. Preference should be given to retaining these structures in agricultural use in order to avoid the possibility of over population and excessive traffic within the historic core of the settlement.



Elsewhere, those that are currently considered to be vulnerable include several small outhouses or



coach houses to be found primarily in the north east of the Conservation Area.

Also of some concern is the former Georgian House now known as Green Bank to the west of the Conservation Area. It has been unoccupied and in a poor condition with invasive vegetation covering much of the front elevation.

A small piece of land to the rear of New Street and the garden of Ford Hall is untidy and currently affecting the amenity of the surrounding area. It is adjacent to the public footpath which enters pasture land behind New Street and is defined by a meagre fence which causes debris from the site to spill over into an otherwise picturesque setting.



APPENDIX 1: GENERAL INFORMATION

POLICIES RELATING TO FORD CONSERVATION AREA

The broad objectives of the local planning authority for the Conservation Area will be to safeguard and where possible add to and enhance the basic character and appearance of Ford.

In particular it will:

- Endeavour to safeguard those buildings and structures statutorily listed as being of Special Architectural or Historic Interest.
- In the control of new development, have special regard to the external appearance, scale and siting of the new building so as to ensure a continuity of local building. Proposals likely to have a material effect on the character of the area will be published and representations made to the Borough planning authority will be considered when determining the application.
- Preserve important views and vistas within, into and out of the Conservation Area including vistas and views outside the boundary of the Conservation Area or adjacent to and affecting the setting of Ford.
- Encourage the renovation, retention and reuse of any dilapidated or empty buildings or damaged walls that make a contribution to the maintenance of the visual unity, sense of enclosure and basic character of Ford. Wherever practical the re-use of sympathetic second-hand building materials will be encouraged.
- Seek the retention of and endeavour to safeguard those special features of the village such as stone boundary walls, the absence of pavements or road markings, decorative railings, fenestration, pumps, cast iron finger post direction signs, sundials and other features of interest. The close juxtaposition of buildings to highways, small access courtyards and entrance roads are also prevalent and help to provide an informal, small-scale layout amongst

the buildings.

- Seek the retention of and endeavour to safeguard important hedgerows, trees and open spaces within the Conservation Area.
- Promote the maintenance of the existing fine stock of trees and shrubs by the making of Tree Preservation Orders where appropriate and encourage the planting of new specimens where losses occur.
- As and where possible and in co-operation with the statutory bodies concerned, endeavour to secure the removal of unsightly overhead wires and supporting structures.

The local planning authority when considering any proposal within the area will actively encourage:

- The correct use of natural stone or brick for boundary walls.
- The use of pitched roofs with clay tiles or slate.
- Careful study and analysis of existing buildings; their form, materials, scale and treatment of openings and detailing of fenestration, so that new building work can be designed to match and complement its surroundings.
- The careful siting and positioning of new buildings of the correct scale and grouping so as to prevent new development seeming obtrusive or suburban in character.

In addition the local planning authority will, when it thinks it necessary, seek approval of the Secretary of State for the Environment to bring under control particular classes of development otherwise permitted by the Town and Country Planning General Permitted Development Order 1995 (see section on Article 4 Directions below).

The local planning authority will not grant planning permission in respect of an outline application unless satisfied that the development proposed will be of the requisite standard. The powers available under the Town and Country Planning (Control of Advertisements) Regulations 1990 (and subsequent amendments) will be used as necessary to prevent the display of inappropriate advertisements.

The Borough planning authority will welcome the co-operation of the Parish Council, local Associations and members of the public in implementing these policies.

The character and appearance of the village of Ford could be affected detrimentally by development taking place in the surrounding countryside immediately next to the edge of the village. This area of related open space is essential to the setting of the village. The way in which this land flows simply to the outer buildings provides an important contrast and should be safeguarded. Accordingly the Borough Planning Authority will endeavour to ensure that the existing relationship between the village and landscape setting is maintained.

Implications of Conservation Area Status

Designation as a Conservation Area has the following implications:

Conservation Area status does give additional planning protection from unsympathetic development which might otherwise spoil an area's special character. From a planning point of view this designation means that there is a duty placed on the Council to preserve or enhance the special character and appearance of each Conservation Area and its setting. In practice, this means that all development proposals are extremely carefully considered to ensure that every scheme either improves the existing situation, or at least make it no worse. Proposals which would spoil the special character will be resisted. Therefore, the scale of a proposal, the quality of its design, and the suitability of its materials will all be important issues in the consideration of any development scheme. These additional controls, which operate in conjunction with ordinary planning restrictions, are summarised as follows:

- The demolition of certain buildings, walls, fences and structures within Conservation Areas requires the submission of a formal application for Conservation Area Consent to the Borough Council.
- The range of "Permitted Development Rights" (which allow certain works and alterations to properties without the need for Planning Permission) is more limited within Conservation Areas. Hence, planning applications can be

required for things like extensions, satellite dishes, dormer windows, and outbuildings where ordinarily they would not be necessary

- Similarly, applications for Advertisement Consent can also be necessary for signs which might not otherwise need formal approval.
- Planning permission is required to change the exterior of buildings with either stone, artificial stone, timber, plastic or tiles.
- Owners are required to give at least 6 weeks notice in writing to the Borough Council of any intention to cut down, lop or top any tree with a trunk over 75 mm in diameter (measured at a height of 1.5 m above ground level). A criminal offence would result if such notice is not given.

As the planning legislation is constantly being revised and updated, you are advised to contact Shrewsbury and Atcham Borough Council to establish whether your proposals require formal approval. In fact, it is strongly recommended that pre-application advice is first sought, to avoid unnecessary time and expense in producing unacceptable plans.

Implications of New Development within Conservation Areas

As every development must either preserve or enhance the appearance and character of a Conservation Area, the local planning authority will only permit new development that:

- achieves a high standard of design sympathetic with the character of the area
- is compatible with the scale, mass and form of adjacent buildings and their settings
- uses appropriate materials
- includes appropriate, good quality landscaping that compliments the area
- does not result in the loss of important open spaces or features of interest, and
- does not impinge upon views, into, out of, and within the Conservation Area.

Article 4 Directions

The character of Ford Conservation Area is little changed since its initial designation in 1981. Its historic buildings and spaces continue to prevail and there has been little to no obtrusive development. The following measures have been proposed in order to help preserve and enhance its special character.

Article 4 Directions are a means of regulating changes made to the frontages of unlisted buildings facing a public highway. This may include front walls, railings and hard landscaping as well as the façade itself. The mechanism of the Article 4 involves the removal of certain permitted development rights, such as the right to replace doors, windows or apply cement render to brickwork without planning permission.

The aim of making an Article 4 Direction is to assist in the retention or reinstatement of original features like external joinery and to promote the sympathetic replacement of damaged components. It is details such as these that are fundamental to the special character of a street or built up area. A Conservation Area Enhancement Grant scheme is operated by the Council to support the kind of works that concur with this objective.

Protection of Trees in Conservation Areas

The importance of trees is recognised in the Town and Country Planning Act 1990, which makes special provision for trees in Conservation Areas. Under Section 211 of the Act anyone proposing to carry out any works to trees at a property situated in a Conservation Area are required to give the Council six weeks notice of their intentions, in writing. Those who own trees that are located in a Conservation Area but covered by a Tree Preservation Order are not affected, as they are already required to obtain permission from the Local Authority before any works are carried out to their protected trees.

The notification of intent to carry out work should give the location and species of the tree/s and state exactly what works are proposed. An officer from the Local Authority will then inspect the tree/s and assess the proposal. If the tree/s have a high amenity value and the proposed work would be detrimental to the tree/s, the Council may decide to protect them with a Tree Preservation Order. If no Order is

made by the time the six week period expires, however, then the Local Authority has no objection to the proposal and work may commence.

There are some exemptions from the requirement to submit a notification. Works can be carried out without prior notification to trees that are dead, dying or dangerous, and saplings or young trees with a trunk diameter of less than 75 mm when measured at 1.5 m above ground level. In the case of dead, dying or dangerous trees, however, proof that the tree was in an adverse condition may be required by the Local Authority. It is recommended that, except in emergencies, the Local Authority is given five days notice prior to carrying out the work. If there are any queries or concerns the Tree Officer will be able to assist you.

Grants for Conservation

Subject to the availability of funds, the Council can offer assistance towards the cost of repairs to Historic Buildings and works to maintain or enhance buildings within Conservation Areas. These grants are administered under Sections 57 & 58 of the planning (Listed Buildings & Conservation Areas) Act 1990 and funds are offered to offset the increased cost related to the repairs of buildings conserved to be Historic or Architectural interest. Grants are generally offered at a rate of 40% with a maximum offer of £5,000 per application. Types of projects which may be eligible are:

- The repair and restoration of Historic Buildings, features of prominent buildings, for example the roof or external joinery and also free standing structures, such as waterpumps, summerhouses, etc.
- The renewal or introduction of paving schemes and landscaping, for example around a public building.
- The replacement of existing or the erection of new items such as Parish notice boards, dove-cotes, village clocks, fountains, sundials, seats, etc.

Priority will be given to properties within Conservation Areas and properties covered by Article 4 and 4(2) Directions restricting the installation and replacement of windows, doors, porches and front garden walls.

For further information contact the Historic Environment team on:

The Role of the Public

Much can be achieved if everyone is aware of the advantages of Conservation Area status. Positive protection of Ford's attractive features and improvements in the physical and visual amenities of the area is a priority for the Borough Council. Ensuring that the process of incremental repair, decoration and maintenance continues will contribute to the quality of the environment in this area.

Address: Historic Environment
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

01743 252586
historic.environment@shropshire.gov.uk

Design Advice and Guidance

Shropshire Council is always happy to give information, advice and guidance on the care of Conservation Areas.

Acknowledgements

Much of the historical information contained in this document has been taken from the Victoria County History for Shropshire, Volume VIII, as well as 'Parish Documents relating to Ford' available from Shropshire libraries.

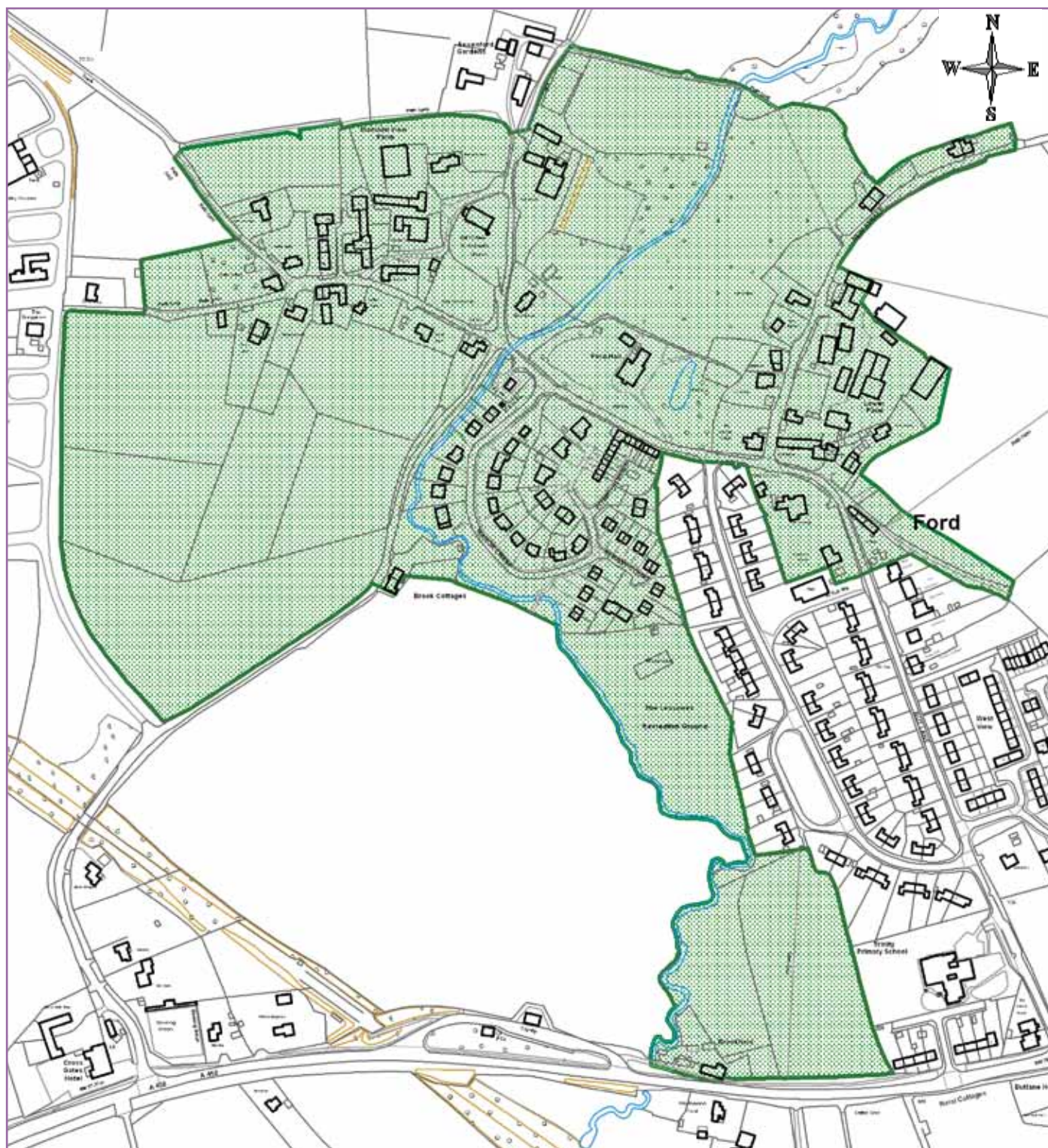


APPENDIX 2: LISTED BUILDINGS IN FORD CONSERVATION AREA

Listed Buildings

Church of St Michael	II
Sundial approx 4m to south east of Church of St Michael	II
Churchyard gates and gate piers approx 44m to south of Church of St Michael	II
Mansion House	II*
Ford House	II*
Courtyard retaining wall with dovecote and attached outbuildings adjoining Ford House to north east	II
Barn and attached courtyard wall approx 30m to north of Ford House	II
Stable block and attached forecourt wall approx 5m to north west of Ford House	II
Forecourt wall approx 20m to north west of Ford House	II
Garden wall approx 24m to south of Ford House	II
Terrace retaining wall, gate piers, gates and steps approx 7m to south east of Ford House	II
Sundial approx 25m south east of Ford House	II
Brook House	II
Ford Hall	II

APPENDIX 3: MAP OF FORD CONSERVATION AREA



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**Historic Environment Team
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND**

01743 252586

historic.environment@shropshire.gov.uk

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Team
Conservation Area Appraisal**

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